

GILA COUNTY BOARD OF ADJUSTMENT
Gila County Supervisors Conference Room
610 E. Highway 260, Payson, AZ
Community Development Conference Room
745 N. Rose Mofford Way, Globe, AZ

February 21, 2019
9:00 A.M.

A G E N D A

REGULAR MEETING

1. Call to Order
2. Pledge of Allegiance
3. Roll Call: Mary Lou Myers, Bill Marshall, Mickie Nye
4. Review and Approval of Minutes of the Board of Adjustment Hearing on January 17, 2019.
5. **Director/Planner Communication:**
At any time during this meeting of the Board of Adjustment, the Director and/or Planner of Community Development may present a brief summary of current events. No action may be taken.

Public Hearing:
6. **V-19-01 Ron Sattelman for Water Wheel Fire and Medical District:**
The applicant is requesting a variance to allow a 40 square foot sign that is located on the fire house building to remain, where 6 square foot is the maximum size permitted in the zoning district.
7. Adjournment



**MINUTES OF THE GILA COUNTY
BOARD OF ADJUSTMENT**

Thursday, January 17, 2019

GILA COUNTY BOARD OF SUPERVISORS CONFERENCE ROOM
610 E. Highway 260, Payson, AZ
GILA COUNTY COMMUNITY DEVELOPMENT CONFERENCE ROOM
745 N. Rose Mofford Way, Globe, AZ
9:00 A.M.

REGULAR MEETING

1. The meeting was called to order at 9:00 A.M. by Mickie Nye (Chairman).
2. Pledge of Allegiance was led by Bill Marshall.
3. Roll Call: Therese Berumen did the roll call; Mickie Nye (in Globe), Bill Marshall (in Globe) and Mary Lou Myers (in Payson) are all present. A quorum is present.

Community Development Staff Members Present: Michelle Dahlke-Senior Planner and Therese Berumen-Administrative Assistant.

4. Review and Approval of the Board of Adjustment Minutes on December 20, 2018. Chairman Mickie Nye asked if there were any changes needed to the minutes. No changes were suggested. Bill Marshall motioned that the minutes be approved as is and Mary Lou Myers seconded the motion. The motion was unanimously approved.
5. **Director/Planner Communication:** At any time during this meeting of the Board of Adjustment, Director Scott Buzan and/or Planner Michelle Dahlke of Community Development may present a brief summary of current events. No action may be taken.

Michelle Dahlke recommended that the Board move agenda item number 7 before agenda item number 6. Mickie Nye asked the Board if they had any objections and none were had.

Appeals:

6. **AV-18-22 Beaver Valley Improvement Association:** Application was approved by the Community Development Division and appealed by Michael Armstead.

Michelle Dahlke read a memo that was submitted by staff. "Mr. Chairman and members of the Board: After the staff report for the appeal was completed and the agenda packets produced and distributed, the property owner who filed the appeal now alleges that the building addition permitted and constructed in 2005 and the subject of this Administrative Variance, is partly on his property. The building's current owner disagrees. With this new allegation and the reasons provided in the appeal letter that deal with ownership, legal use, and a supposed encroachment regarding a utility easement that allegedly runs between the two properties, it is staff's recommendation that the Board suspend their decision on the appeal to the Administrative Variance approval for at least 60 days to allow the two adjoining property owners an opportunity to come to an agreement in regards to the location of the addition in relation to the common property line and the issues with the utility easement." Mickie Nye asked Michelle Dahlke if 60 days was enough time. Michelle Dahlke stated that the Board could make it longer, but 60 days

seemed appropriate, but we really don't know. We will keep in contact with the applicant and if we get a heads up that it will take longer, we can put it on the agenda and have the Board table it for a longer period of time.

Mary Lou Myers motioned that agenda item number 7, AV-18-22 Beaver Valley Improvement Association be suspended for 60 days. The motion was seconded by Bill Marshall. The motion was unanimously approved.

7. **U-18-17 Lance Stuber:** Application was approved by the Community Development Division and appealed by Rosemary Paul.

Michelle Dahlke presented the staff report overview. On October 30, 2018, the County received a complaint about a fence on the subject property that exceeded 6' in height (Gila County Complaint Number CP1810-010) which is a violation of the County Zoning Ordinance. Upon an inspection, staff confirmed that the subject fence had a height that varies between 6' and 7' tall from the top of the fence to grade and informed Mr. Stuber that a use permit is required for a fence over 6' in height. Mr. Stuber submitted a use permit request on November 2, 2018. As part of the complaint process, Mr. Stuber was notified of the remedies in place to rectify the violation, namely, to obtain use permit approval and a building permit for the fence. Mr. Stuber indicated he was not aware that the fence was constructed in violation of current zoning ordinance requirements. He indicated that the fence was erected to keep elk off of the property which have been causing a significant amount of destruction to his landscaping and other improvements. On November 30, 2018, staff approved the use permit for the fence. The Paul's submitted an appeal letter dated December 19, 2018 which was received by the County on the same day.

The meeting was opened to public comment. Lance Stuber (applicant) stated that he wanted to apologize to Mr. and Mrs. Paul that he didn't obtain his permits beforehand and because there are so many other fences over 6 feet in Strawberry, he didn't realize he needed a permit for it. He also stated that he hopes they can continue to have a successful relationship in spite of this. I was caught off guard by Mr. and Mrs. Paul going directly to the county and not coming to me to talk about this. I just also want to say, that Mr. and Mrs. Paul have 8-foot fences around two of their trees. I am not here complaining about their fence but feel they can protect their property as they see fit and I will do the same. Mickie Nye asked if only some sections of the fence are 8-feet. Lance Stuber stated the eastern property line is shared with a neighbor and is guarded by some hedges and gardens, so it would only be the northern, western and southern sections that are exposed. Also, it is a 7-foot fence, not 8-foot. Rosemary Paul stated firstly, that she doesn't believe she needed to speak to him prior to making a complaint because the fence was erected and completed prior to anything being done. Secondly, as far as the elk are concerned, they have been here a long time and they trim my trees beautifully. Sure, they come in and eat my flowers, but I don't care because they are hungry, and this is where they live. I also believe it is going overboard to put up a 7-foot fence. Mary Lou Myers stated that she feels that we all have a right to protect our property. I understand Mr. Stuber didn't come into the county before he put up the fence, but he didn't know he needed to, and a lot of people don't realize that. I have been to the property and looked at the fence. I thought it was a pretty nice-looking fence. I also noticed that Mrs. Paul has some very tall fences around her fruit trees, that some might find offensive. Bill Marshall stated that when he lived in Round Valley, he had beautiful apple trees and the bull elk would destroy them. I tried everything to keep them out, so I understand what Mr. Stuber is going through. Mickie Nye stated that he has already asked

what happens when people build without permits. What is the process with the county and are there any fines. Also, is there a proactive way the county is moving forward to make the citizens aware of the correct procedures. Mickie Nye asked Michelle Dahlke if she had anything else she wanted to comment on. Michelle Dahlke stated only that staff recommends the Board of Adjustment uphold the November 30, 2018 decision letter to approve the use permit request to allow the existing fence to remain subject to the following stipulation: A building permit must be obtained from the Gila County Community Development Department for the fence. Depending upon the fence design, engineered plans may be required. Mary Lou Myers asked if Mr. Stuber has gotten his permit yet. Michelle Dahlke stated that he would have to wait until after the decision from the Board before he proceeds. Bill Marshall asked why in the recommendation, for the stipulation it states engineered plans may be required. Michelle Dahlke stated that any fence that is over 6-feet in height, it may be a possibility that our plan reviewer may need more information than just a simple elevation. This is just standard language with the intent to alert the applicant, that there may be some additional information required with the building permit submittal. No other public comments. The public comment portion of the meeting was closed.

Mary Lou Myers motioned that agenda item number 6, U-18-17 for Lance Stuber, be approved to uphold the November 30, 2018 decision letter for the use permit request to allow the existing fence to remain subject to the stipulation that a building permit must be obtained from the Gila County Community Development Department for the fence and depending upon the fence design, engineered plans may be required. The motion was seconded by Bill Marshall. The motion was unanimously approved.

8. Adjournment. Mary Lou Myers made a motion to adjourn the meeting and Bill Marshall seconded the motion. The motion to adjourn was unanimously approved at 9:19 A.M.



**STAFF REPORT
TO THE
BOARD OF ADJUSTMENT**

VARIANCE APPLICATION V-19-01



**V-19-01
Public Hearing
February 21, 2019
610 E. Highway 260
Payson, AZ**



I. Application

Applicant Name	Ron Sattelmaier, Water Wheel Fire and Medical District
Applicant Address	10603 North Houston Mesa Road, Payson, Arizona 85541
Site Address	10603 North Houston Mesa Road, Payson, Arizona 85541
APN Number(s)	302-16-052A
Current Zoning	R1L-D35
Application Number	V-19-01

II. Purpose of the Request

The applicant is requesting a Variance to allow a 40 square foot sign on the Water Wheel Fire and Medical District (the “District”) building where 6 square feet is the maximum permitted.

III. Background

Per the District, a sign had been located on the District building for approximately 30 years. The sign eventually needed to be replaced and money was raised to have a new sign designed and installed.

The County issued a permit for the replacement sign; however, due to confusion regarding the zoning designation of the property, staff determined that the sign exceeded the maximum sign area permitted in a residentially zoned area. The required inspection process has been placed on hold until a decision is made regarding the variance. Note: that had the new sign been constructed to the same dimensions as the prior sign, there would be no need for a Variance. The prior sign was grandfathered with respect to its size and a replacement sign of the same size would have been permitted. Increasing the size of the sign triggers the Variance requirement.



Figure 1: Fire and Medical District Building



Figure 2: New Sign Installed on Fire and Medical Building

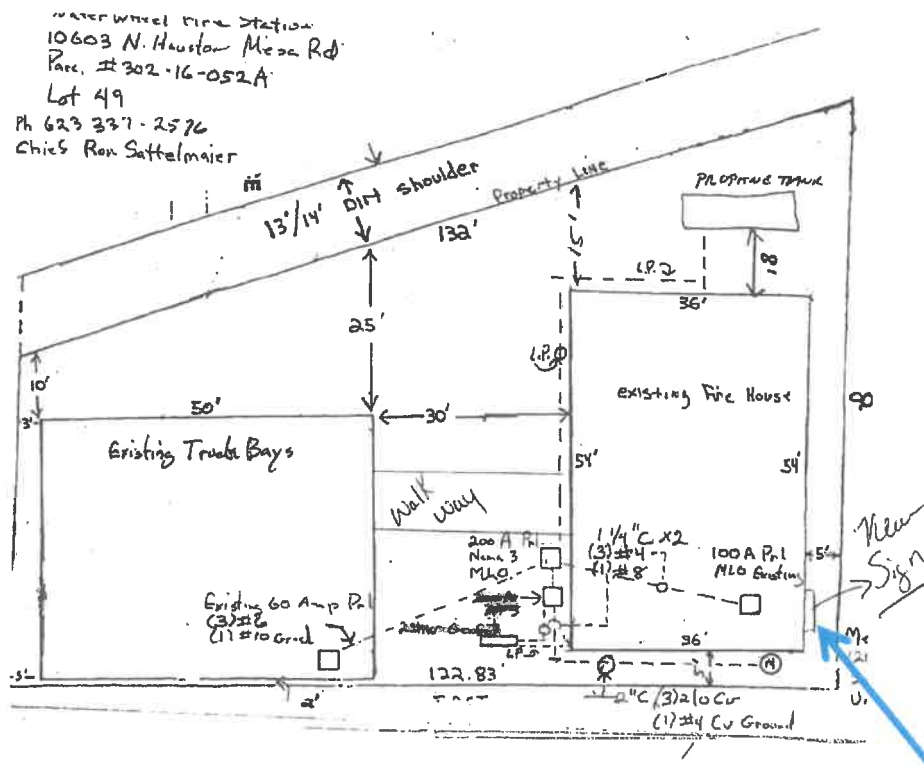


Figure 3: Site Plan Depicting Location of New Sign

IV. Analysis

Per Section 101.3.H of the Gila County Zoning Ordinance (“Zoning Ordinance”), a Variance shall only be granted under four criteria (see excerpt from Zoning Ordinance below):

A variance shall be granted under the following:

- a. Due to special circumstances applicable to the property, including its size, shape, topography, location, impact to adjoining property uses and destruction of vegetation, the strict application of these regulations will deprive such property of privileges enjoyed by other property of the same classification in the same zoning district.
- b. That a grant of a variance will be subject to conditions as will ensure that the adjustment authorized will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is located.
- c. The special circumstances applicable to the property are not self-imposed by any person presently having an interest in the property.
- d. The variance will not allow the establishment of a use which:
 - i. is not otherwise permitted in the zoning district;
 - ii. would result in the extension of a non-conforming use; or
 - iii. would change the zoning classification of any or all of the property.

Criteria A: While there are not necessarily special circumstances applicable to the Subject Property with regard to its size or configuration, granting the sign Variance should not have a negative impact on adjacent properties. Land to the west is vacant and the properties adjacent to the Subject Property on the east side of Houston Mesa Road have existed next to the fire and medical building for decades. The sign is replacing a sign that was in the same location on the building for the last 30 years. Also, the sign provides important information to the community related to events and meetings.

Criteria B: Granting a Variance for the sign will not constitute a grant of special privilege inconsistent with the limitations on other properties in the vicinity of the zoning district in which it is located. Other property owners in the area and within this zoning district have the ability to apply for a Variance for a similar circumstance.

Criteria C: Per the applicant, the sign company did not believe a permit was needed for the sign and therefore did not check the County’s sign requirements before designing and installing the sign. Staff does not believe the District itself created this hardship.

Criteria D: The granting of a Variance will not allow the establishment of a new use. The sign is a replacement of an existing sign. Additionally, granting the Variance will not result in the extension of a legal nonconforming use or change the zoning classification of the property.

V. Recommendation

Staff recommends that the Variance be granted to permit the 40 square foot replacement sign.

Should the Board of Adjustment agree, staff suggests the following motion for approval:

Motion to approve Gila County Variance Case Number V-19-01 to permit a 40 square foot sign on the Water Wheel Fire and Medical District building located at 10603 North Houston Mesa Road subject to the following condition:

- 1) The applicant shall contact the County and request a final inspection of the sign within 30 days of the Board of Adjustment approval.

**Gila County Community Development Division
Planning & Zoning Department**

745 N Rose Mofford Way, Globe, AZ 85501
(928) 402-8512 or 8514 FAX (928) 425-0829

or

608 E Highway 260, Payson, AZ 85541
928-474-0829, FAX 928-474-0802

**VARIANCE APPLICATION FORM
BOARD OF ADJUSTMENT AND APPEALS**

Date: 1-3-19 Case File No.: V-19-01

Applicant Name: Ron Sattelmair Phone No.: 928-474-3088
Mailing Address: 10603 N. Houston Mesa Road, Payson, Arizona 85541
Signature: Ron Sattelmair - Fire Chief

Owner's Name: Water Wheel Fire and Medical District Phone No.: 928-474-3088
Mailing Address: 10603 N. Houston Mesa Road, Payson, Arizona 85541
Signature: Ron Sattelmair - Fire Chief

(If the applicant is not the owner of the subject property, the owner must sign the application authorizing the applicant to apply.)

Property Address: 10603 N. Houston Mesa Road, Payson, Arizona 85541
Property Parcel No.: 302-16-052A Legal Description: not available
Zoning of Property: R1-D12 B12-035

Applicant's Description of Variance Request: Requesting a 40 SF sign on fire house building where 6 SF is the maximum size permitted in the R1-D12 zoning district. This sign replaced a prior sign that had been on the building for 30 years.

Applicant's Justification for a Variance: The original sign was installed prior to the current zoning requirements. When this sign became old and in disrepair, the District had a new sign designed and installed. The sign company was not aware a building permit was required and therefore we did not realize the zoning regulations had changed. The District would like a variance to permit us to continue using the sign we purchased and had installed on the building. We do not believe allowing the sign to remain would harm neighboring properties.

Attach a reproducible 8 1/2" x 11" site plan showing: scale; north arrow; all lot dimensions; adjacent streets and names; all existing and proposed buildings and structures, driveways, alleys, easements, water and utility services, septic tanks and leach fields, fences, and drainage ditches; significant trees and vegetation; and, extreme topographical conditions. Show all dimensions of existing and proposed buildings and structures, and distances between buildings. Label property lines (i.e. front, rear, side) and show the dimensions of the setbacks. Show the proposed feature which is the subject of the variance request.

FOR OFFICE USE ONLY

\$300.00 fee received: Check No. 2116943 Cash: _____ Date: 12-3-18 P1901-004
Inspector's Report and Pictures Done: _____
Date of Legal Publication: 2/6/19 Posting Date: 2/6/19
Hearing Date: 2/21/19 Approved: _____ Denied: _____ Appealed: _____



Gila County Property Report

Thursday, January 03, 2019

Account #: R000021110

Parcel #: 302-16-052A

Appraisal Year : 2019

Acct Type : Special Dist

Tax District : 1017

Map # : 16

Parcel Size : 0.18 acres

Owner Name and Address :

WATER WHEEL FIRE & MEDICAL DISTRICT
C/O SATTELMAIER RON
10603 N HOUSTON MESA RD
PAYSON AZ 85541

Property Location :

No #
10603 N HOUSTON MESA RD
PAYSON AZ 85541
MH Space

Business/Complex :**Property Sales History**

Sale Date	Doc Date	Book	Page	Type	Amount	Grantor	Grantee
3/2/2018	3/2/2018	-	-	QC	\$0.00	WHISPERING PINES FIRE DISTRICT	WATER WHEEL FIRE & MEDICAL DISTRICT

Legal Description :

PT LOT 49, WHISPERING PINES PLAT #2, PLAT 159, BEG SW LOT 49; TH N09D53'W, 100.0'; TH S82D48'E, 90.0'; TH S07D31'W, 114.83'; TH N65D01'W, 63.0' TO POBSEC 24 T111/2N R10E = 0.18 AC (OUT OF 302-16-052)

Building Count :

Bldg ID	Occupancy	Built As	Quality	Sq Ft	Year
1.00	Fire Station Staffed	Fire Station Staffed	Fair	1944	1985
2.00	Light Commercial Utility	Light Commercial Utility	Average	1800	2001

Valuation:

Value Method:	Cost	Full Cash Value (FCV):	\$129,369.00	Use Code:	9900
		Limited Value (LPV):	\$129,369.00	Property Use:	9900-TAX EXEMPT SPECIAL DIST
Assessment Ratio:	15.00 %	Assessed FCV:	\$19,405.00		
		Assessed LPV:	\$0.00		

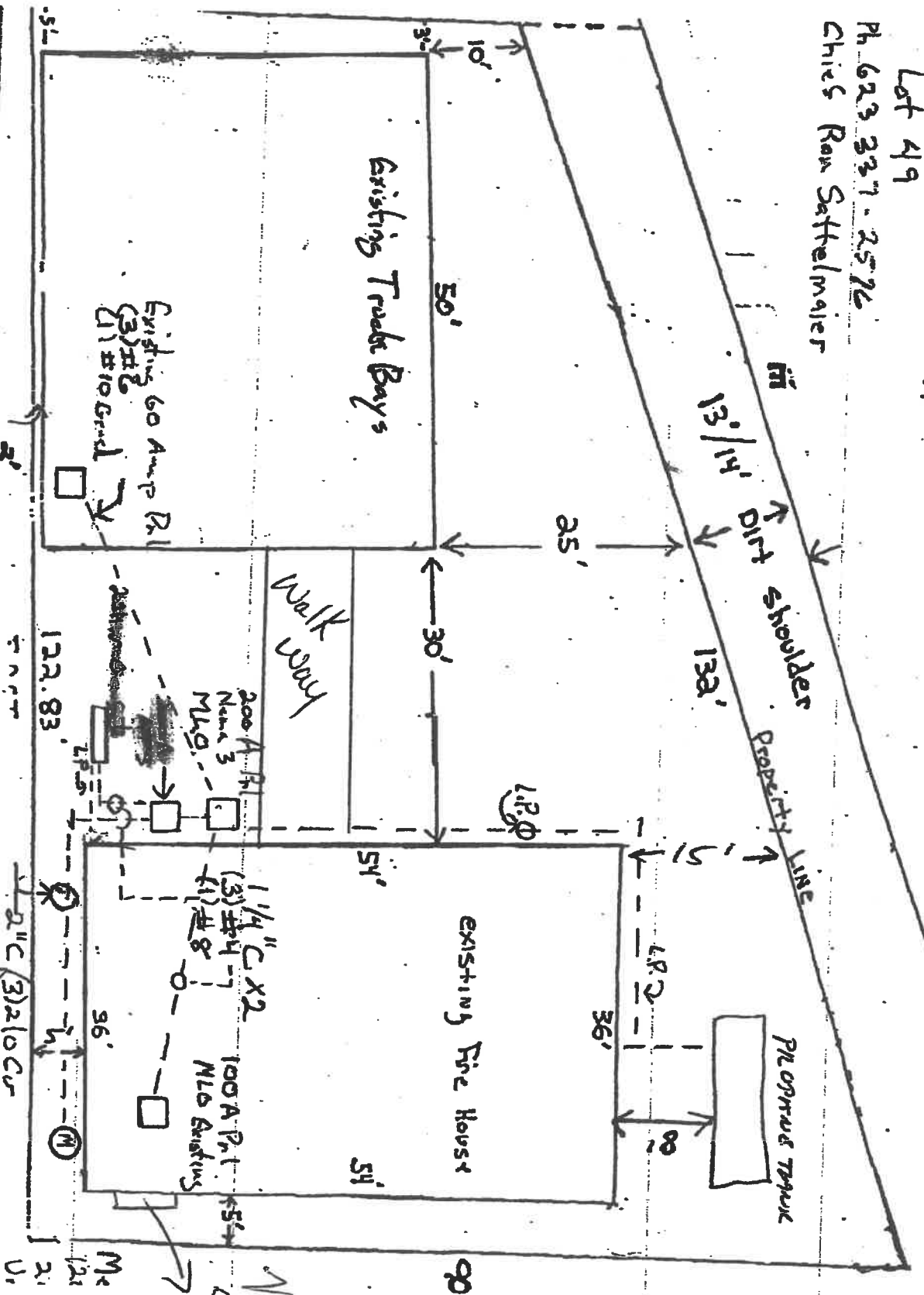
Disclaimer:

The Assessor's Office has compiled information on this website that it uses to identify, classify, and value real and personal property. This website is not updated in 'real time.' The Assessor does not guarantee that any information provided on this website is accurate, complete, or current. The information provided on this site is not equivalent of a title report or a real estate survey. Users should independently research, investigate, and verify all information before relying on it or in the preparation of legal documents. Please contact (928) 402-8714 if you believe any information is incomplete, out of date, or incorrect so that the appropriate correction can be addressed. Please note that a statutory process is available to correct errors pursuant to Arizona Revised Statutes 42-16254



Water Wheel Fire Station
 10603 N. Huster Mesa Rd.
 Parc. #302-16-052A
 Lot 49

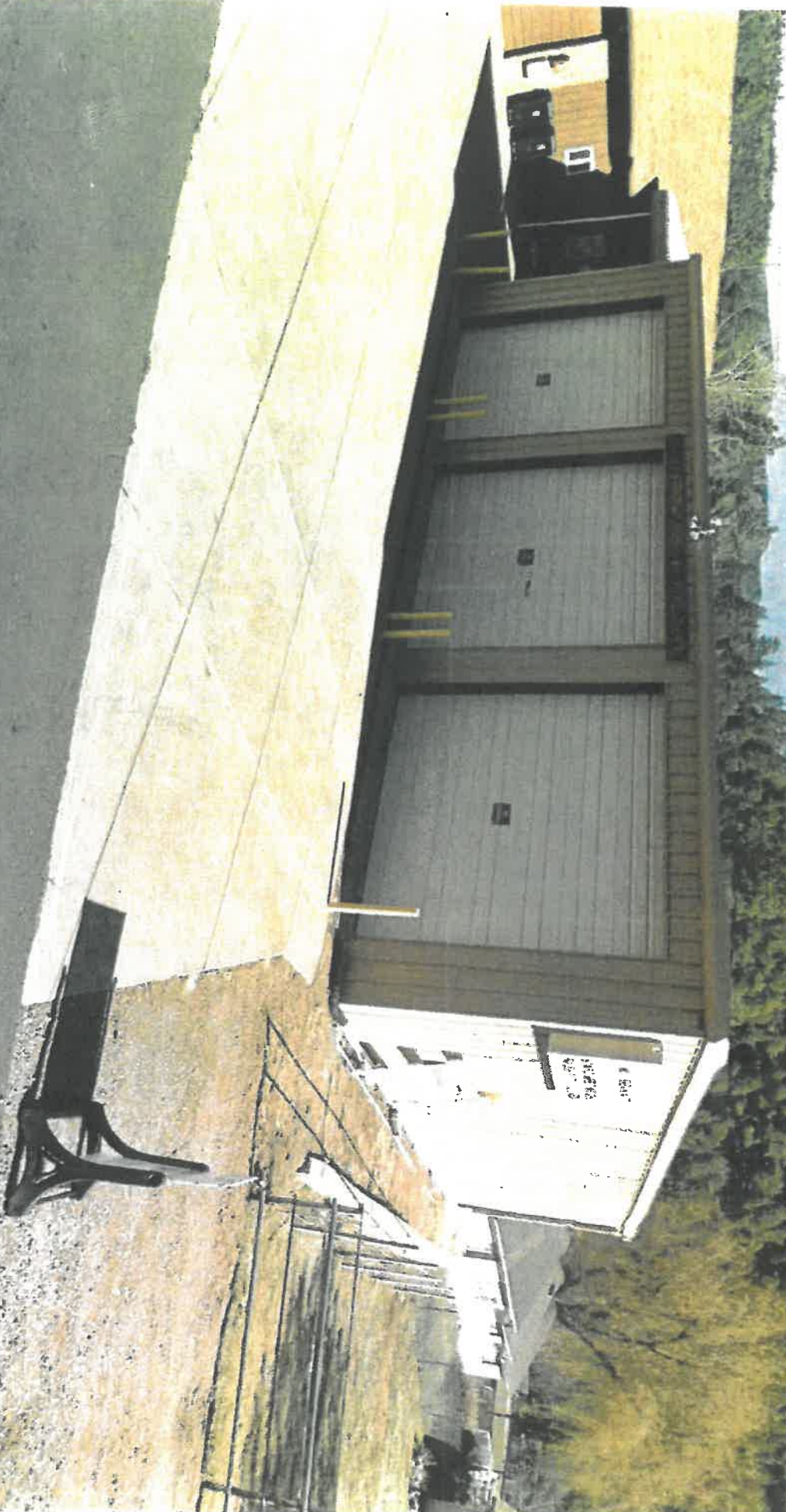
Ph 623.337-2576
 Chico's Row Sattelmajer



Fire Station 71

Write a description for your map.

Legend



Google Earth

© 2018 Google

5.84 ft

13





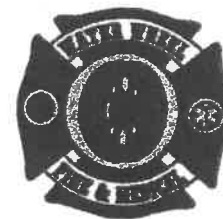
WATER WHEEL FIRE & MEDICAL DISTRICT

10603 N. Houston Mesa Road

Payson, Arizona 85541

928-474-3088 (office)

928-472-3392 (FAX)



October 19, 2018

Gila County Community Development Division;

Illuminated marquee sign mounted on the exterior wall of Fire Station 71 at 10603 N. Houston Mesa Road in the community of Whispering Pines. The new sign is a replacement of an old sign that has been on the building at the same location for more than 30 years.

The old sign was steel construction and illuminated with fluorescent lights. The new sign is aluminum construction and illuminated with LED's. The lights are operated by a timer that turns ON at 6PM and OFF at 10PM, 365 days a year. The dimensions of the new sign are the same as the old sign that was replaced.

The sign box is attached to the side of the fire station using 2 - 1/2" x 3" bolts in the upper most predrilled holes inside the sign and 6 - 3/16" x 2" self-tapping sheet metal screws, using the pre-drilled holes provided by the manufacturer. In addition to this attachment inside sign box we installed a 1 1/2" x 1 1/4" x 96" aluminum angle under the bottom of the sign box and attached it to the metal building using 7 - 3/16" x 2" self-tapping screws in such a manner as that the aluminum angle helps support the weight of the sign box. NOTE: the sign box total weight is approximately 100#.

The new sign was positioned on the wall to accommodate the existing electrical connection that had been used for the previous sign, so no modifications were necessary to the existing conduit or electrical supply.

Ron Sattelmaier - Fire Chief

FIELD COPY

REVIEWED FOR CODE COMPLIANCE

PERMIT#:

DATE: 10/17/18 BY:

14

60 in

7 in

27 in

96 in



WATER WHEEL
FIRE & MEDICAL

15

Water Wheel Fire Department Sign Box rating



lq.ul.com

Sign Accessories E152309

Guide Information

EXCELLART SIGN PRODUCTS L L C

1654 S Lone Elm Rd, Olathe KS 66061-6837

Frame system Excellart (b), followed by C, C-2 or MC-R, for use with retainers MC-Alternata, M-C, ZF.188; ZF.250, ZF 1-1/2, ZF-2, ZFC2-1/2 or ZFC-3.

Sign frame systems

Conditions of Use:

1. Environmental Suitability: Wet, Damp or Dry Location.
2. When installed in an outdoor wet location application, consideration shall be given to conducting the water exclusion test of UL 48.
3. When installed in an outdoor wet location, the bottom of the cabinet system shall be provided with at least two drain holes in each inside recess, except for the wireway.

(b) - Frames available in smooth or ribbed versions.

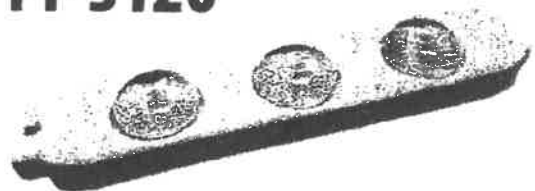
Report Date: 1993-02-16 © 2018 UL LLC

Last Revised: 2015-06-17

16

**Submitted by Ironhorse Signs
928-472-8648**

Phoenix Series PF-3120



LM79 LM80 L70:5+ YEARS

Features

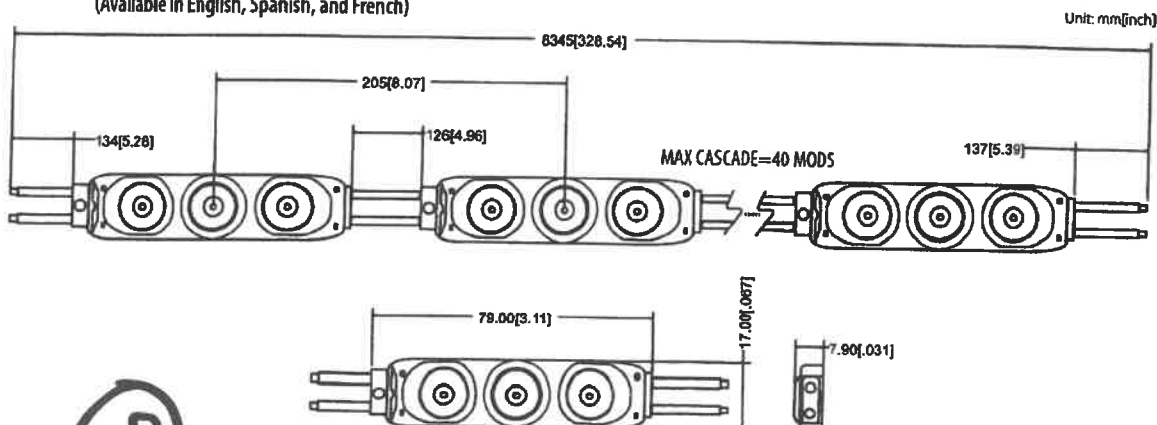
- Most versatile module on the market
- Bright channel letters or cabinets.
- High lumen output (137 lm/mod)
- Premium components, high efficiency chips, and great heat dissipation for longer, reliable life.
- 16" max stroke
- Guaranteed life over 50,000 hours
- Identical Bin Code-One Color Guarantee
- DIY Layout Tool at hanleyledsolutions.com
(Available in English, Spanish, and French)

Specifications

Viewing Angle	170° Phoenix Wing Optics
Input Voltage	12vDC
Watts	1.2w/mod (1.77w/ft.)
Luminous Efficacy	114 (lm/W)
Modules/Foot	1.48/ft. fully stretched
Protection Grade	IP65 water proof
Packaging	Anti-static bag, 80 modules (54 ft)/bag
Warranty	5 Year (Product) / 5 Year (Labor)
Operating Temp.	-40° ~ +60 °C / -40° ~ +140 °F
Storage Temp.	-40° ~ -70 °C / -40° ~ +158 °F
Cascade	40mods single-ended power feed 80mods double-ended power feed

Color	Part#	Color Temp	Lumens
Pure White	HLED-PF3120	7000K	137 lm/mod (202.76 lm/ft.)

Profile Drawings



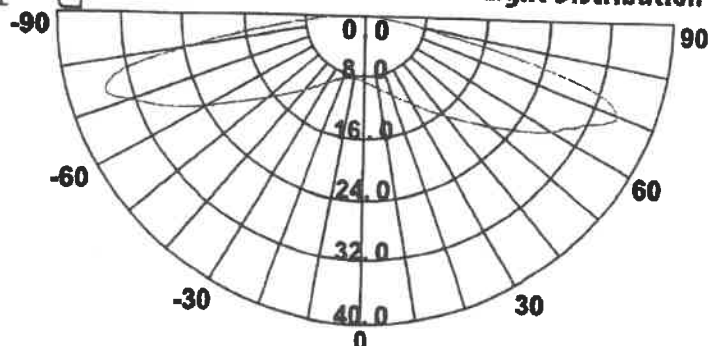
MAX POWER SUPPLY LOAD

MODEL	35W	60W	100W	150W
PF-3120	29mods	50mods	83mods	125mods

1
AND
DONE

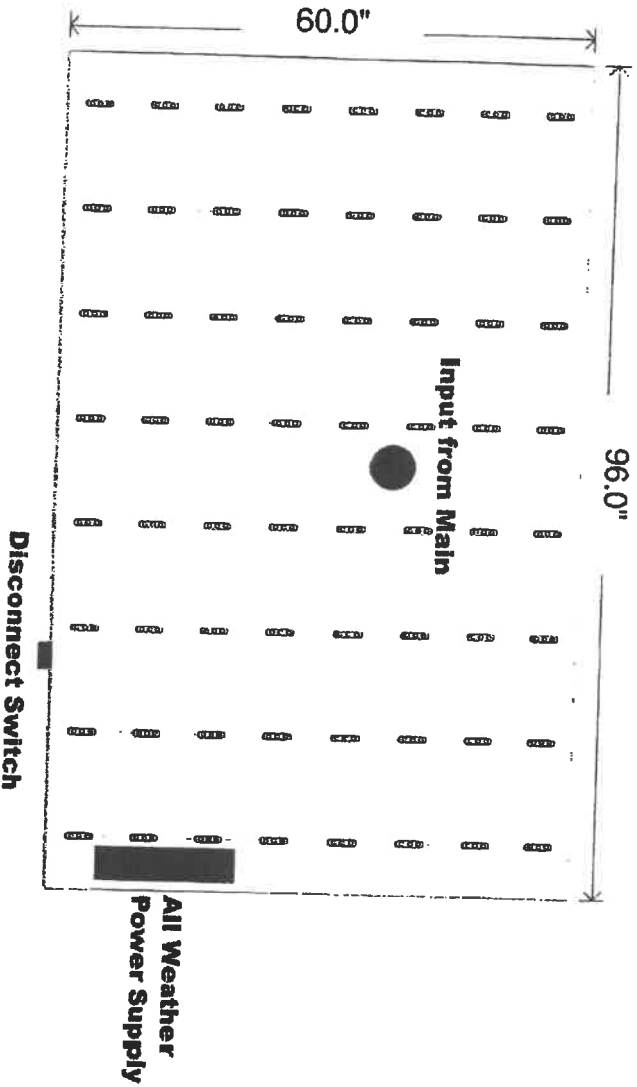
1 bag = (1) 100w premium power supply

Light Distribution



Phoenix Series

PF-3120



Module Name	Total Module Count	Watts	Area	Perimeter
Phoenix PF-3120	64	76.8	40.00 sqft	26.00 ft
Date	Module Pitch	Power Supply	Row Spacing	Cabinet Dimensions
October 18, 2018	7.5"	(1) HanleyLED 100w	12.0"	96.0 " x 60.0 " x 6.0 "



Your Local Distributor: Grimco
(800) 542-9941
mkerber@grimco.com

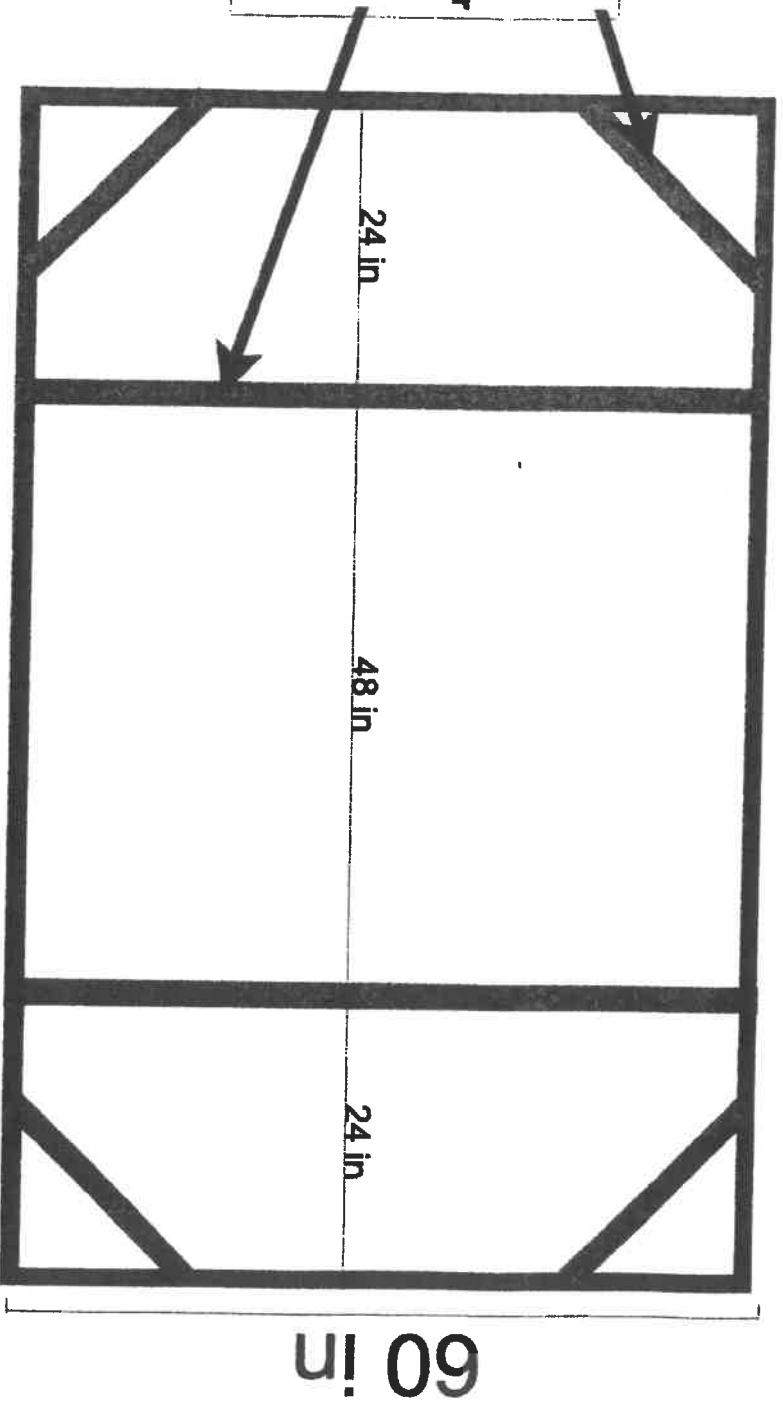
www.hanleyledsolutions.com

Hanley



Interior View of Sign Frame

1/8th" 2" Steel braces for re-enforcement and Mounting. Connected to box with (3) 3/16th steel rivets for corner braces and (5) 3/16th steel rivets on vertical braces. (5) 3/8ths holes on each vertical brace for mounting to Building



96 in

6.5" Deep Aluminum exterior light box

SECTION 24
TH 1/2N R10E

300-foot radius

WHISPERING PINES PLAT TWO
Gila County Recorded Plat 159

Same owner
302-16-052A
0414

TONTO NATIONAL FOREST

SEE MAP 302-16 1 of 10

SEE MAP 302-16 8 of 10

SEE MAP 302-16 10 of 10

①

302-16
10 of 10
CODE 707
UPDATED 8-24-11

TONTO NATIONAL FOREST
SEE MAP 302-16 1 of 10

Same owner
302-16-042
043
044

20



SCALE - 1" = 80'
(C) - CALCULATED
(R) - RECORDED

"FOR INFORMATION ONLY, NO LIABILITY ASSUMED."

GILA COUNTY ASSESSOR

SECTION 24
T11 1/2N R10E

302-16
8 of 10
CODE 107
UPDATED 10-5-11

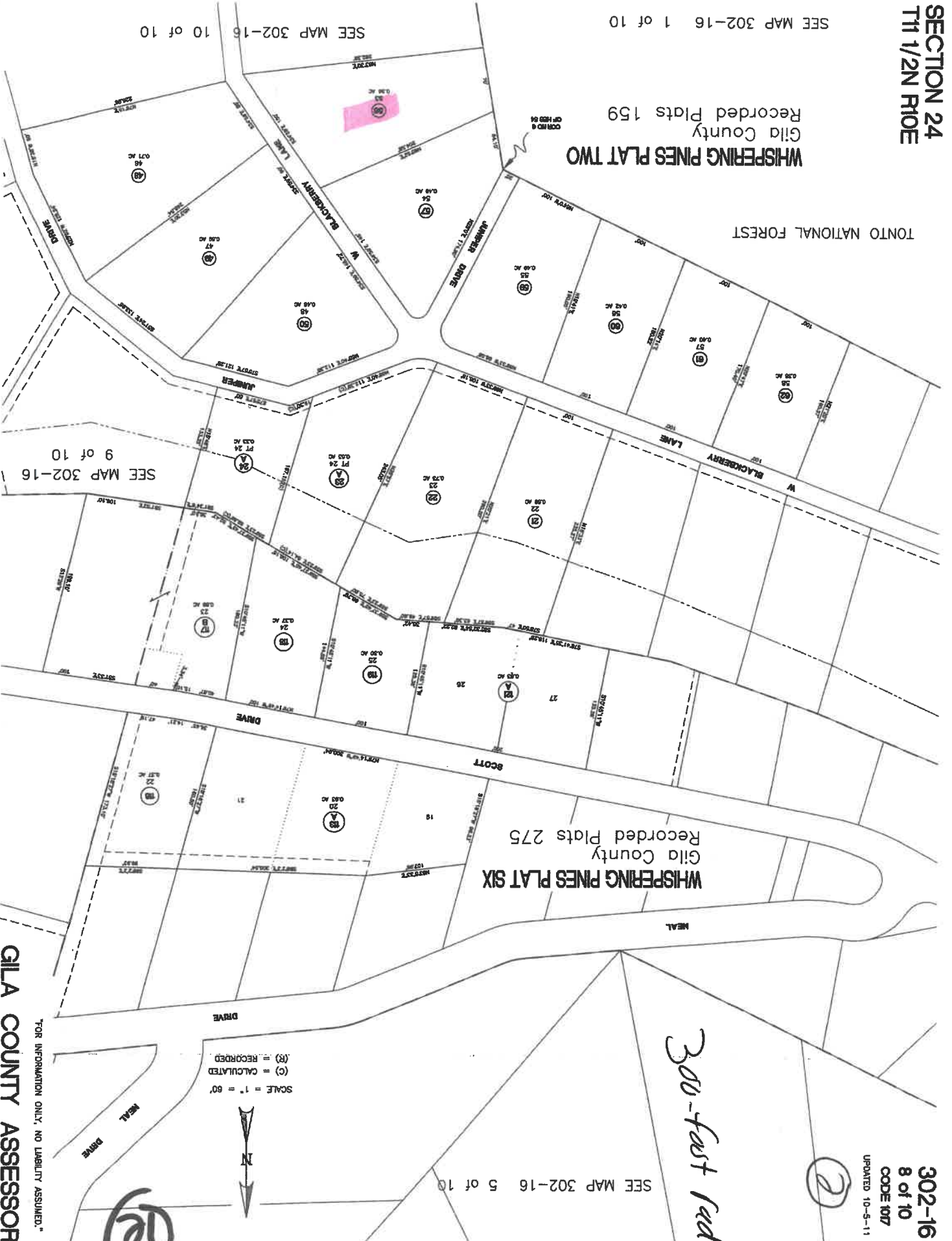
300-foot Radius

SEE MAP 302-16 5 of 10

SCALE = 1" = 60'
(C) = CALCULATED
(R) = RECORDED



(19)



SEE MAP 302-16 1 of 10

SEE MAP 302-16 10 of 10



Ron Sattelmaier
10603 N. Houston Mesa Rd.
Payson, AZ 85541

Ron Sattelmaier
10603 N. Houston Mesa Rd.
Payson, AZ 85541

Ron Sattelmaier
10603 N. Houston Mesa Rd.
Payson, AZ 85541

Arnold & Jennifer Valenzuela
748 S. Parsell Circle
Mesa, AZ 85204

Arnold & Jennifer Valenzuela
748 S. Parsell Circle
Mesa, AZ 85204

Gary & Julianne Mulino
21119 E. Mewes Rd.
Queen Creek, AZ 85142

Gary & Julianne Mulino
21119 E. Mewes Rd.
Queen Creek, AZ 85142

Brian Ellenburg
10723 N. Houston Mesa Rd.
Payson, AZ 85541

Brian Ellenburg
10723 N. Houston Mesa Rd.
Payson, AZ 85541

Dwight Rundle
4908 E. Virginia Ave.
Phoenix, AZ 85008

Dwight Rundle
4908 E. Virginia Ave.
Phoenix, AZ 85008

Shelby & Evelyn Wilkerson
411 W. Blackberry Lane
Payson, AZ 85541

Shelby & Evelyn Wilkerson
411 W. Blackberry Lane
Payson, AZ 85541

Mark Essary
409 W. Blackberry Lane
Payson, AZ 85541

Mark Essary
409 W. Blackberry Lane
Payson, AZ 85541

Pacheco Properties, LLC
2570 E. Cattle Dr.
Gilbert, AZ 85297

Pacheco Properties, LLC
2570 E. Cattle Dr.
Gilbert, AZ 85297

Dorell & Penny McChesney
14835 N. 28th Place
Phoenix, AZ 85032

Dorell & Penny McChesney
14835 N. 28th Place
Phoenix, AZ 85032

Tommy & Randy Stein
PO Box A-11
New River, AZ 85087

Tommy & Randy Stein
PO Box A-11
New River, AZ 85087

David Nater
812 W. Country Lane
Payson, AZ 85541

David Nater
812 W. Country Lane
Payson, AZ 85541

Doak Ellenburg
10723 N. Houston Mesa Rd.
Payson, AZ 85541

Doak Ellenburg
10723 N. Houston Mesa Rd.
Payson, AZ 85541



745 N. Rose Mofford Way
Globe, Arizona 85501
(928) 402-4224
FAX (928) 425-0829



608 E. Hwy 260
Payson, Arizona 85541
(928) 474-9276
FAX (928) 474-0802

GILA COUNTY COMMUNITY DEVELOPMENT

January 30, 2019

Ron Sattelmanier
10603 N. Houston Mesa Road
Payson, AZ 85541

Re: Variance (V-19-01)
APN# 302-16-052A, Zoning R1L-D35

Dear Mr. Sattelmanier,

We have received your Variance application to consider a request to allow a 40 square foot sign that is located on the fire house building, where 6 square foot is the maximum size permitted in that zoning district. This Variance application is scheduled to be heard by the Board of Adjustment on February 21, 2019 at 9:00 A.M., in the Board of Supervisors Conference Room, located at 610 E. State Hwy 260, Payson, AZ. and will be simultaneously telecast to the Community Development Conference Room, located at 745 N. Rose Mofford Way, Globe, AZ. I highly recommend that you be present at this hearing, in case any questions or concerns should arise.

Should you have any questions or concerns regarding this matter, please feel free to contact me at (480) 228-2150 or by email at mdahlke@gilacountyaz.gov.

Sincerely,

Michelle Dahlke

Michelle Dahlke
Senior Planner



745 N. Rose Mofford Way
Globe, Arizona 85501
(928) 402-4224
FAX (928) 425-0829



608 E. Hwy 260
Payson, Arizona 85541
(928) 474-9276
FAX (928) 474-0802

GILA COUNTY COMMUNITY DEVELOPMENT

January 30, 2019

Re: Variance (V-19-01)

APN# 302-16-052A, Zoning R1L-D35

Applicant: Ron Sattelmaier with Water Wheel Fire and Medical District

Dear Property Owner,

We have received a Variance application from Ron Sattelmaier to consider a request to allow a 40 square foot sign that is located on the fire house building, where 6 square foot is the maximum size permitted in that zoning district. This Variance application is scheduled to be heard by the Board of Adjustment on February 21, 2019 at 9:00 A.M., in the Board of Supervisors Conference Room, located at 610 E. State Hwy 260, Payson, AZ and will be simultaneously telecast to the Community Development Conference Room, located at 745 N. Rose Mofford Way, Globe, AZ. You are receiving this letter because your property is within a 300-foot radius to 10603 N. Houston Mesa Rd.

Any comments or concerns related to this application may be presented at the meeting or may be filed with our office, prior to the meeting date of February 21, 2019, via mail, email, or phone. All comments are public information and subject to release.

Should you have any questions or concerns regarding this matter, please feel free to contact me at (480) 228-2150 or by email at mdahlke@gilacountyaz.gov.

Sincerely,

Michelle Dahlke

Michelle Dahlke
Senior Planner



The Arizona Silver Belt Newspaper
298 N. Pine Street
Globe, AZ 85501
Telephone: 928-425-7121

Affidavit of Publication

State of Arizona)

County of Gila) ss

I am a citizen of the United States and a resident of the State of Arizona; I am over the age of eighteen years, and not a party to or interested in the entitled matter. I am the principal clerk of the printer and publisher of the ARIZONA SILVER BELT, a newspaper published in the English language in the city of GLOBE, county of GILA, state of Arizona and adjudged a newspaper of general circulation.

A printed copy of said legal or advertising is attached hereto and was published in a regular weekly edition of said newspaper (and not a supplement thereof) for 1 consecutive weeks; February 6, 2019.

I certify (or declare) under penalty of perjury that the foregoing is true and correct.



Sherri J. Davis, Publisher

Subscribed and sworn to before me, a Notary Public in and for said County and State, this 6th day of February 2019.



Notary Public

My Commission Expires: 07/24/2022

**LEGAL NOTICE
PUBLIC HEARING
GILA COUNTY**

BOARD OF ADJUSTMENT AND APPEALS

NOTICE IS HEREBY GIVEN that the Gila County Board of Adjustment and Appeals will hold a public hearing on Thursday, February 21, 2019, at 9:00 a.m. to hear citizens who may wish to comment on Case No. V-19-01; Ron Sattelmaler for Water Wheel Fire and Medical District (Applicant), located at 10603 N. Houston Mesa Road, Payson, AZ (APN# 302-16-052A) and zoned Residence One District-Limited. The applicant is requesting a variance to allow a 40 square foot sign that is located on the fire house building to remain, where 6 square foot is the maximum size permitted in the zoning district.

The hearing will take place in the Gila County Board of Supervisors' Conference Room located at 610 E. Highway 260, Payson, AZ; and will be simultaneously telecast to the Community Development Conference Room located at 745 N. Rose Mofford Way, Globe, AZ.

Case No. V-19-01 is available for review at the offices of Gila County Community Development located at 745 N. Rose Mofford Way, Globe, AZ or 608 E. Highway 260, Payson, AZ between 8:00 a.m. to 5:00 p.m.

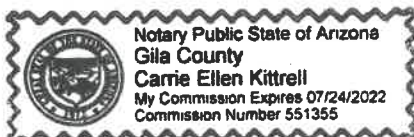
Michelle Dahlke

Community Development Division Senior Planner

First Pub: 02-06-19

Last Pub: 02-06-19

LE2054



ZONING HEARING GILA COUNTY

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN that the Gila County Board of Adjustment and Appeals will hold a public hearing on Thursday, February 21, 2019, at 9:00 a.m. to hear citizens who may wish to comment on Case No. V-19-01; Ron Sattelmaier for Water Wheel Fire and Medical District (Applicant), located at 10603 N. Houston Mesa Road, Payson, AZ (APN# 302-16-052A) and zoned Residence One District-Limited. The applicant is requesting a variance to allow a 40 square foot sign that is located on the fire house building to remain, where 6 square foot is the maximum size permitted in the zoning district.


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Case No. V-19-01 is available for review at the offices of Gila County Community Development located at 745 N. Rose Mofford Way, Globe, AZ or 608 E. Highway 260, Payson, AZ between 8:00 a.m. to 5:00 p.m.

DATED AND POSTED this 6th Day of February, 2019.

Gila County Board of Adjustment and Appeals




Michelle Dahlke
Senior Planner
Gila County Community Development

PENALTY FOR DEFACING POSTER PRIOR TO DATE OF HEARING

POSTING CERTIFICATE

302-16-052A

10603 N. Houston mesa road
Payson, AZ

File Number & Name Phon Sattelmair

U-19-01 for water wheel Fire + medical district

Meeting of: ☐ P & Z Commission ☐ Board of Supervisors ☒ Board of Adjustment & Appeals

Meeting Date: 2/21/19

Number of Postings: 3

Date to be Posted: by 2/6/19

Date Posted: 2-5-19

Location:

- 1. ONE POSTING BEFORE STATION IN SIGHT OF
- 2. THE SIGN (WITH PARKING)
- 3. ONE POSTING AFTER THE STATION (w/ PARKING)
- 4. _____
- 5. _____

By: S. Moore

POSTING INSTRUCTIONS (Per Par. A, A.R.S. Sec. 11-814)

Posting is to be no less than two places with at one notice for each ¼ mile of frontage along perimeter public rights-of-way, so notices are visible from the nearest public right-of-way.

27



WHISPERING PINES BOOTH

2-5-14

LOCATION ①

J. MOORE





Whispering Pines Pool, NC

2-5-19

LOCATION ③

J. Moore

②9

POSTING CERTIFICATE

302-16-052A

File Number & Name

V-19-01 Ron Sattelmair 10603 N. Houston Mesa Rd.
for WWFMD Payson AZ

Meeting of: ☐ P & Z Commission ☐ Board of Supervisors ☒ Board of Adjustment & Appeals

Meeting Date: 2/21/19

Number of Postings: 3

Date to be Posted: by 2/6/19

Date Posted: 2/6/19

Location:

1. Public Works Admin Bldg.
2. Gila County Courthouse
3. Gila County Complex
4. _____
5. _____

By: John Bean

POSTING INSTRUCTIONS (Per Par. A, A.R.S. Sec. 11-814)

Posting is to be no less than two places with at one notice for each ¼ mile of frontage along perimeter public rights-of-way, so notices are visible from the nearest public right-of-way.

30